

## Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF PLANNING COMMISSION HEARING ON A PROPOSED ANNEXATION

A property owner in your neighborhood submitted an application to the City of Newberg to annex approximately 0.41 acre (17,859.6 sq. ft.), Yamhill County tax lot R3207AA 00600 further described as Lot 600 of Chehalem Terrace subdivision, currently zoned VLDR-1 along with the adjacent public right-of-way of Camellia Rd (9,000 sq. ft. more or less) along the north frontage of this lot in unincorporated Yamhill County.

The Newberg Planning Commission will hold a hearing on April 8, 2021 at 7 pm via an online meeting format, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The basis of the requested annexation for the subject property is to access city sanitary sewer services due to a failing on-site septic system on the subject property. The City zoning district proposed to be assigned upon annexation is R-1 (Low Density Residential). No other land use applications or construction of new structures is proposed in this request.

APPLICANT: Daniel Danicic, PE of Yamhill Land Development Services LLC

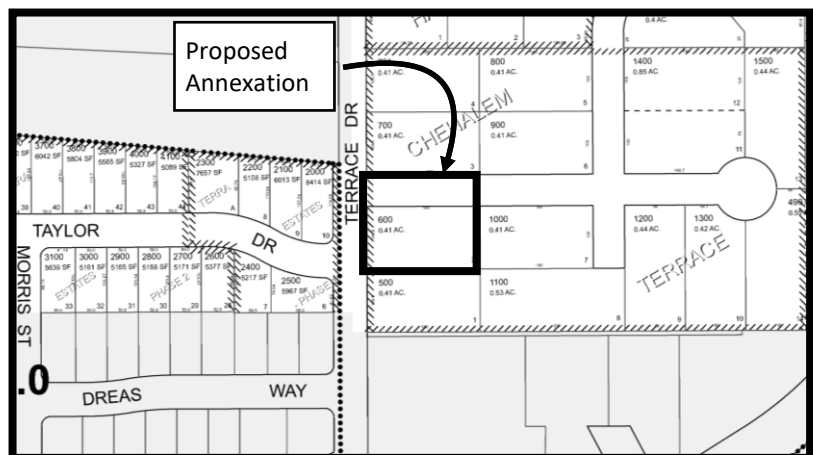
OWNER: Doug Peterson (PCH Properties LLC)

SITE ADDRESS: 700 NE Camellia Rd, Newberg OR 97132

MAP/TAX LOT #: R3207AA 00600

#### **EVALUATION CRITERIA**

- Process: 15.100.050.B.9 Type III procedure – Quasi-judicial hearing for Annexations
- 15.250.020 Conditions for Annexation; and 15.250.060 Health hazard annexation.



We are mailing you information about this project because you own land within 500 feet of the proposed annexation. We invite you to participate in the land use hearing scheduled before the Planning Commission. Details of the meeting are posted on the City's Community Development web page: <https://www.newbergoregon.gov/meetings>. If you wish to participate in the hearing, please register for the online participation or you may be represented by someone else. You also

may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please ensure the following information is written on the outside of the envelope:

Written Comments: File No.ANX21-0001  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be received by 4:30 p.m. the Monday before the Planning Commission public hearing. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1215.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for annexation are found in Newberg Development Code Sections 15.100.050.B.9; 15.250.030 and 15.250.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a recommendation at the end of the public hearing. Their recommendation will be forwarded to the City Council, who also will hold a hearing on the application. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about all decisions made by the City relating to this project.

Date Mailed: **March 16, 2021**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:** *In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TRS services please dial 711.*